APPENDIX H

FEEDBACK FORMS SUMMARY

FEEDBACK ANALYSIS		PROJECT: Nightcap Village		Date of Open Day: 28 May 2006
Name & Address	**Tel. No.**	**Email Address**	**Feedback Required**	**Comments**
Yasir Assam 525 Midginbil Rd Midginbil NSW 2484		home@endlessvoid.com	Yes/Email	Against development – Will cause noise and light pollution and more road congestion. Will make it less pleasant for people like me to live in the area.
Peter Brown 48 Doon Doon Road, Midginbil via Uki 2484 **(Received 5/6/06)**			Yes/Mail	What proposals do you have in mind to cater for the significant increase in traffic along the Kyogle Rd? 500-600 dwellings and commercial units (as advised by you) would involve a corresponding number of vehicles in addition to those to be servicing the development at Mebbin. (about 600 houses)
Jacob Brugmans 3565 Kyogle Road Via Uki NSW 2484		jacobbrugmans@hotmail.com	Yes/Email	Have a no dogs or cats policy. In the event of a power failure – happens quite often- the houses will not be able to run their water pumps to fight internal fire (started by a candle). Local RFS not able to carry enough water on trucks. How much pressure in main line? Generator back up? Internal Fire Training.
Chris Calear Tatiara Cadell Road Mt Burrell NSW 2484			Yes/Mail	I object on the basis that the roads are currently substandard. That is the Kyogle Rd would not be able to handle additional traffic. Needs to be real upgrades to the road to make this a worthwhile development. Hopefully development will have sustainable concepts – solar power, sewerage and water recycling etc.
Philip Carr 35 Meadow Place Uki NSW 2484		Philipcarr@westnet.com.au	Yes/Email	Nightcap Village should reflect the community, and to me, the test will be whether the development attracts people of similar mind, that is to say, others who also have a deep respect for the environment and their community. The developer seems to be on right track- sensible & interesting village design concept. – impressed with plans for sewerage treatment and reuse of stormwater and treated effluent. Needs to set high standards to minimise pollution and energy consumption by solar passively. There needs to be a 'no dog or cat policy'. Development came out of blue –

				mixed with excitement and trepidation. Has good potential and could serve as a model eco-village for others to follow. I will be keenly watching the development but urge the developer to cut no corners.
Lorraine Christie 21 Mt Burrell Rd Mt Burrrell NSW 2484		Jasperdingolarni@yahoo.com.au	Yes/Email	Major issues- Density of building blocks as well as condition of road which is currently already too dangerous to travel on. How can this development create jobs for people when there will be an extra 1000 residents in an area that already has high unemployment? Is there going to be an EIS done? Can the Tweed River survive another 1000 residents? How much extra traffic will be using the Murwillumbah Kyogle Rd? Will Country Energy be upgrading? The Grid fails regularly. Sited between Uki and Kunghur, NO! At least your literature could have been accurate!
* Anthony Cook 67 Kunghur Ck Rd Kunghur NSW 2484		Indigo@norex.com.au	Yes/Email	Project is ill-conceived in that its reason for coming about was the opportunity for a profit presented solely by anomalous zoning of the 45 ha site. Opportunities seem to have overridden consideration given to the impact on local environment- road services and social service resources. Project will be out of character with the Kunghur area and I fear will severely damage existing ambience. You need to spend some time here to appreciate what the area provides to those who live here. Road maintenance that already goes on causes enormous damage to the river with silt run-off polluting the water and more upgrades will be required. Loss of dark night skies.
Susan Collins 67 Kunghur Ck Kunghur NSW 2484			Yes/Mail	I oppose this village because of the following reasons: Negative impact on existing resident' quality of life, huge increase resulting in damage to already fragile roads, danger to children and wildlife due to speed and extra cars, extra noise and pollution, drunk drivers, violence, noise and lights. Loss of dark night skies due to street lights and shop lights etc. Extra jobs proposed will be taken by 1000 extra residents and environment impact. If goes ahead I will no longer live in country. We would have stayed in the city if we wanted those things as our priority. I will oppose it and so will most of my community.

Les Cooper 32 Cooloon Street Kunghur 2484			No	A) George Wallace started area in 1974 – See Mebbin Village. B) 2 other developers have tried since. C) After 30 years??? Licensed Builder 25162.
Mr John Costello 183 Midginbil Midginbil NSW 2484			Yes/Mail	Very interesting.
Miss Camille Cox 36 Cooloon St Kunghur NSW 2484			Yes/Mail	Hope it keeps character in its village. Mixed feelings, I wonder how the road will be once 600 residents start commuting to Murwillumbah?! I am looking forward to seeing the end result.
Steve De zwart 163 Kunghur Ck Rd Kunghur NSW 2484			Yes/Mail	As this is a master planned community there are some areas that may need addressing to minimise environmental impacts on the proposed village and surrounding areas. Is there any thought given to maximise sustainable housing design? Eg. Solar, to minimise use of wood fire as even if done in 3 or 4 homes would minimise smoke haze which could be very visually polluting and affect health. Water- the current plan to utilize 22, 000 water tanks with an average roof area of 90m squared will produce on average only half the annual water requirements of each dwelling. Taking into account the use of recycled water for toilets and irrigation commercial businesses use more than this.
Kevin Edwards PO Box 288 Uki NSW 2484			Yes/Mail	No comments
Cathy Ehlefeldt 2/354 Kunghur Creek Rd, Kunghur NSW 2484 (Received 5/6/06)		Jethro.Smith@bigpond.com	Yes/Email	There is not infrastructure in this area to support a housing estate of this type (eg. Schools, shops, service stations etc). in close proximity to service this type of large scale housing. The road servicing villages between Uki and Nimbin cannot cope with the traffic currently. This road is a main arterial road between the towns of Murwillumbah Kyogle and needs substantial upgrading to accommodate the traffic using it now and would not cope with an increase in 1000 extra, possibly more motorist driving on it each day. Residents in area moved here for peace and pollution free environment that rural living offers – housing estate similar to these increase crime rates.

				This is not peaceful rural living it is urban sprawl.
Laurie Ellis 485 Doon Doon Rd Doon Doon NSW 2484			Yes/Mail	Concerned by the existing roads ability to cope, sewerage system location and effect.
Charles Evans 7 Coleman St Lismore NSW 2484			Yes/Mail	No comments
Carol Evans 7 Coleman St Lismore NSW 2484			No	Would you be able to make amenities for a swimming hole somewhere?
Klaus Fuhrmann 20 Malabar Avenue Uki NSW 2484			Yes/Mail	I am utterly opposed to build that proposed Nightcap Village for various reasons. Tweed Shire has to deal with growing population in a much more rational way than 'putting the pressure off the coast and spread villages all over the hinterland.' I am prepared to oppose this project with all my energy!
Allan Garner 15-31 Langport Parade Mudgeeraba Qld 4213			Yes/Mail	The natural environments must not change we have already lost too much. Habitat to. Developers' money is nothing.
Rainer Glasker PO Box 538 Nimbin NSW 2484			Yes/Mail	I am totally against this development and I will do everything in my power to stop it! It would be an environmental and socio-economic disaster to let it go ahead.
Julia Hancock Corymbia, Sunrise Place Uki NSW 2484			Yes/Mail	Before any work commences, Kyogle Rd between Uki and the Nimbin turnoff must be made adequate and safe to cope with the increase in traffic. I would like this to include traffic calming devices installed in Main Street, Uki. The actual development looks okay and could be an interesting social experiment.

Chris Herden 83 Rowlands Creek Rd Uki NSW 2484		Christopher.Herden@student mail.newcastle.edu.au	Yes	What a joke – More people, more cars, more destruction of habitat, more money for developers, local council and rates and stamp duty. What a shambles.
Craig Hoddinotl 27 Byrrill Ck Rd Uki NSW 2484			Yes/Mail	How are you going to deal with? 1)Social Issues in the future? Eg. Bored youth. 2)The condition of the road? What survey have you conducted to gauge that it is a good idea?
Robyn Hoopuncinn Byrrill Ck Rd Uki NSW 2484			No	Appalled. Progress at any cost. Will need time to address my many concerns on paper. Too overcome at the moment to succinctly express on paper. That will come.
Alma Kinneally 117 Rowlands Ck Rd Uki NSW 2484			Yes/Mail	Roads are a big concern, especially Kyogle Road – Kunghur to Murwillumbah. Extra traffic will be a nightmare also around Uki and surrounds.
* Dona Maitland 183 Midginbil Rd Midginbil NSW 2484			Yes/Mail	Impacts to infrastructure are my concern. Roads, hospitals, schools etc. How does the developer plan to address this? What title will residential allotments be? Freehold, company etc. A village in keeping with our lifestyle and not high density concrete.
Deb Marks Braeside Drive Uki NSW 2484		Marksfarm@bigpond.com.au	Yes/Email	Some areas of concern are traffic congestion on Kyogle Road and environmental impact on area. There has been no mention of the social impact of a development such as this. Social services in the Murwillumbah and entire North Coast are severely stretched. Current services not able to meet current demand. This development will only stretch resources and services more. Yes! People in new developments and new houses who hold down 'decent' jobs do need social support services ... where will they access this support? Services such as- Police, medical, mental health, drug alcohol, family/individual counselling, childcare, disability, early intervention etc.
Andrew McInerney 665 Byrrill Ck Rd Uki NSW 2484			Yes/Mail	You have no idea how delicate this area is. You are going to move 1000 + people into and onto the edge of a 'very unique forests in Northern NSW'. The effect on the area from the usual things like fire, pets, traffic, will change the area forever. You are total ecological morons. You may make

				yourselves rich but your children will never get the chance to see something unique as the Tweed Valley without satellite villages.
Craig Millsom 21 Mt Burrell Rd Mt Burrell NSW 2484		craigmillsom@yahoo.com.au	Yes/Email	I'm glad that you invited us (It's a first). My concern is the amount of houses in a small area. I'm hoping that you rethink this so as there is enough Green space between each resident eg. ½ or 2/3 to each block. Also it doesn't seem to allow easy access to other locals for shopping. Will there be a bank, post office, veggie shop, grocery shop, dentist, doctor and fire brigade? Doesn't seem to be any solar or compositing toilets. Bridges must be built strong enough due to loss of access to 1200 people by flooding. The pressure on Kyogle Rd is bad now with trucks – this must be raised with council to make funding fast on the leg between Uki and Mt Burrell.
M.E Milson 27Cooloon St Kunghur NSW 2484			Yes/Mail	Concerns with treatment of sewerage. Would like to see details of treatment plant, treatment and recycling to gardens. Extra traffic on Kyogle Road is a concern. Badly needs work done as there will be increased traffic due to construction of village.
Lyn Milson 27 Cooloon St Kunghur NSW 2484			Yes/Mail	My concern is the added traffic on Kyogle Rd. Will the road contribution money be used to upgrade the road? The overall concept seems very good and I hope this project goes forward after having the above concerns addressed.
Petronella Prokop 19 Davidson Tce Teneriffe 4005		Dizziedoggy@hotmail.com	Yes/Email	All looks good, environmentally sound.
Samuel Quint 2 Sunrise Place Uki NSW 2484			Yes/Mail	The development is too big and out of character with other villages in the area. The development will have negative impacts on the amenity of the local area. The development will create a dangerous & hazardous traffic/pedestrian situation in surrounding villages. The community open day & feedback options have been inadequate for such development.
Bruce Ray PO Box 66		Bruceray52@yahoo.com.au	Yes/Email	There are same major concerns that I have: Will each houses' water consumption be regulated? Rainfall has been haphazard over the past

Uki NSW 2484				8years. The river should not be used as a supplement. Is there a provision for a school or will existing schools need extra funding? The road between Uki and Mebbin is over used already and quite dangerous. There will need to be major road works on this section just to handle the building traffic.
Carolyn Rifello		rifnet@optusnet.com.au	Yes/Email	No comments
Greg Ritchie 36 Cooloon St Kunghur NSW 2484			Yes/Mail	No comments
Russell Schubring 343 Mt Burrell Rd Uki NSW 2484			Yes/Mail	45 hectares for 500-600 dwellings is too high a density of housing. Insufficient information on land use of surrounding area.
Greg Smith PO Box 171 Uki NSW 2484			Yes/Mail	My main concern as an adjoining landholder is visual amenity as this is a rural area. Please ensure that ridge tops and spur lines do not become built out or built on. Despite its zoning this is a rural area. Traffic from all directions and road quality is a serious concern. Dry times, water management is a serious concern. I want to see state of the art environmental technology used at every turn.
Peter Smith 96 Doon Doon Rd Kunghur NSW 2484		Smithyatfarmx3@bigpond.com	Yes/Email	Condition of current public roads. Community services ie. Police, medical etc.
Paul Stobbie 135 Midginbil Rd Midginbil NSW 2484			Yes/Mail	500-600 dwellings seems excessive. Local community consultation should be requested at each stage of the development. There is not enough information here to make a detailed comment. What will the traffic implications on Kyogle Rd be and how will they be addresses? What sort of infrastructure will be provided for schooling? In a nutshell we need more information but the concept itself would appear to be a good one.
Ken Vincent 181 Kunghur Creek Rd		Kfvincent@optusnet.com.au	Yes/Email	I am concerned about additional traffic on the Kyogle Rd, particularly west of Uki. There are already too many accidents on this stretch of road. Why nightcap Village? Surely Nightcap Village, when developed, would be on the

Kunghur 2484				range somewhere. What's wrong with Kungerloo or Misty Mountain or whatever the current name is. It's a shame to lose the country living and bring the suburbs to the country but I guess that's inevitable. Pity. That's why we moved here and established a farming enterprise.
Jim Warburton 590 Commissioners Ck Rd Commissioners Creek 2484	02 66799 031	Secretary@calderaenvironmentCentre.org	Yes/Mail	It appears to have very good process in environment friendly development. Native veg- space-sewerage- sediment control. We look forward to the details.
Sydney Welling 3 Doon Doon Rd Kunghur NSW 2484			Yes/Mail	1) Jobs – will locals be employed in construction phase? 2) Environment Impact- Global warming modelling on water supply and electricity network demand and sustainability. 3) Design of buildings- are they ugly? They look ugly! 4) Local road pressures. 5) Local job pressures – people employed at other shops up the road, these jobs lost? 6) Impact on local community? 7) Could become 'Nightcap Ghetto'. No accurate costing for community consultation day, for example a house in Murwillumbah costs $250K with all amenities. 8) Wood Heating? Is this allowed? 9) No mention of the use of solar hot water or PV tech. 10) Sewerage Farm- sounds and smells great. 11) Villages' reason and need to exist not a good enough reason. 12) Visual impact/Night lights/Stars. 13) Impact on local facilities for example, Schools, local swimming holes. 14) The 'Nimbin factor' could see drug abuse problems in teenagers.
Denise White 180 Bakers Rd Murwillumbah NSW 2484			Yes/Mail	Major concern is the Planning Associated to – 1) standard of housing – will there be any restrictions/benchmark on the quality of housing erected? 2) Road access – What is proposed for the main arterial roads to Murwillumbah, Lismore, Tweed Coast and Beach areas.

Ray Winter RSM 47 Kunghur NSW 2484			Yes/Mail	Can't stop progress I know but having lived here for 30 years find it hard to accept all this development when I live here for the lack of it. The sewerage worries me as it was originally on the development site and now has been moved to the next door property which is not part of the original proposal passed 20 years ago.

Notes:

* Do not include comments in the report to the DA.

Summary: **96 attended open day (plus 2 late submissions received 5 June 2006)**

53 gave no feedback (55%))

43 (45%) gave feedback on open day of whom

6 gave no comment and

10 have expressed opposition - this represents 10.4% of total attendees.

The balance of (43 – 6 – 10) = 27 are curious/cautious/concerned.

Of the 2 submissions received 5 June 06 and included above, one expressed opposition.

FEEDBACK ANALYSIS (2) **Late Submissions**

PROJECT: Nightcap Village **Date of Open Day: 28 May 2006**

Name & Address	Tel. No.	Email Address	Feedback Required	Comments
Ms Diane Wilder 162 Kunghur Creek Road, Kunghur 2484 **Received 13/7/06**	6679 7273		Yes/Mail	Inappropriate development for rural area – concerned about impact on social infrastructure, traffic and pollution.
Mr John Donvito 162 Kunghur Creek Road, Kunghur 2484 **Received 13/7/06**	6679 7273		Yes/Mail	Has left the Sydney 'rat race' for quiet rural community and finds it unacceptable that a new town is proposed within sight of his property. Development should be within existing social infrastructure, such as Uki.
Ms Maureen Maquire 278 Kunghur Creek Road, Kunghur 2484 **Received 13/7/06**			Yes/Mail	Outrageous proposal for a new town in the middle of peaceful rural setting. Increased traffic 10 fold and destruction of social fabric of Uki & Mt Burrell. 'Will fight tooth and nail to stop this.'

Notes:

1. These submissions were received over 6 weeks after open day and not included in the original analysis.
2. Of the three submissions received, all are opposed to the proposal.

APPENDIX I

FEEDBACK ISSUES – TEAM RESPONSES

NIGHTCAP VILLAGE – TEAM RESPONSES TO FEEDBACK

RESPONSES TO ISSUES RECORDED ON COMMUNITY FEEDBACK FORMS

Community Open Day 28 May 2006

Issue	Community Comment	Project Team Response
Traffic/road	Concerns that additional traffic movements from proposed development will exacerbate the existing levels of danger in several sections along Kyogle Road. Traffic will cause problems dangerous pedestrian situations in local villages. Install traffic calming devices in Main Street, Uki. Roads currently substandard and congested. More people and more cars are concern. Road upgrades needed. Danger to wildlife and children from speeding cars. Bridge needs strengthening.	Recommendations to be made to the NSWRTA suggesting that consideration be given to reducing speed limits, placing signage, introducing overtaking lanes and improving the safety and amenity of the Kyogle between Uki and Mebbin.
Noise & Light Pollution	Noise from extra traffic and activities will make it less pleasant to live in the area. Light pollution will be caused by additional housing and other lighting sources. Lose dark skies.	The village is designed to contain traffic within it and it is located off the road to minimised the activity impacts to the Uki Kyogle road. The village is located away from other areas of population and should not have any noise impacts. Light spill will be similar to other village and residential areas. The location of the village and the riparian vegetation should contain the lighting impacts to the village area itself, with very little impact on surrounding areas. The scale of the hills around the village will remain the dominant landform against the skyline.
Sustainable energy initiatives	Concerns about sewerage, water and power. Water for fire fighting (both bush and construction).	While a 240-volt power supply will be available for the treatment plant and relift pumps for the sewerage system, it will be necessary to have a separate back-up power supply as it is understood that the

		power supply in this area is somewhat unreliable. The reticulation pipework will be sized so as to provide water supply for fire-fighting purposes. For this reason, the water supply network will cover the whole development including the village lot housing area. A reticulated supply will be constructed for the village housing, mixed village and community areas, and hydrants will be installed in these areas as part of the reticulation network. Consultation with local emergency services will be undertaken to select the locations and layout of the fire hydrants within the development.
Pollution	Will wood heating be allowed? Suggest it be limited.	Gas bottle or other heating sources will be encouraged.
Unemployment & Social services, infrastructure and amenity	Impact from increased population on local facilities such as police, schools, hospitals, social support services, childcare, swimming holes. What will youth do for recreation? Will locals be employed during construction phase?	Local employment benefits will be least 155 jobs (permanent, full time equivalent jobs, provided at 'Nightcap Village' after its development) Regional employment benefits will be at least 230 full time equivalent jobs (comprising 155 full time equivalent jobs in the village and a 'flow-on effects' that create 80 additional local jobs) The development will not result in any significant impost on existing human services and facilities. There should be no noticeable adverse impact on the provision of retailing and personal services elsewhere, either locally or in the Region. The 'Nightcap Village' development will increase demand for 'higher order' goods and services supplied from Kyogle, and from other major business centres in the Shire. Its development will also help to broaden and deepen the tourists and day

		visitor attractions of the area, thereby supporting other local businesses and centres with the potential to take some visitor pressure off the Mount warning National Park. Employment in retail and service businesses in other centres will be increased by the number of day visitors, tour and coach operators and tourists visiting this part of the Region. Better balance employment outcomes will result from higher skilled jobs and jobs requiring more modest skills. (Including important 'entry level' jobs for local school leavers and training of local young people in the building and construction industries and in rural, craft industries, ecology and bush care skills). The proponent of the village are committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural and bush care training activities, including team building and personal development activities for disadvantaged groups and young people.
Character of area - amenity	Development too big – potential negative impacts. Need to preserve character of area. Large developments increase crime rates.	The proposed development area comprises just over 40% of the area zoned for residential development. The mostly hidden setting behind the vegetation along the Tweed River will help to preserve amenity as will rehabilitation and planting of native vegetation on the site. Unsure of the relationship between crime rates and the size of development.
Habitat loss and environment	Need sensible design to minimise impacts from dense development and habitat clearing. Is there going to be an EIS done? Silt and run-off to Tweed River a concern.	The riparian vegetation assemblages associated with the Tweed River would be wholly conserved and protected within the Environmental Open Space Area. The potential exists for much of this area to be revegetated with suitable native and endemic flora species. Such revegetation works would greatly expand the existing coverage of the Tweed River riparian vegetation corridor and would more than adequately compensate for any loss of vegetation within the site. An Ecological Assessment has been undertaken to identify the ecological

		values of the site that require management under Local, State and Commonwealth legislation. This assessment has determined that no Species Impact Statement is required. An EIS is not required for the proposed development. A Stormwater Management Plan has been prepared for the site to ensure that the development does not result in changes in the water quality of the Tweed River. Erosion and sedimentation control measures are proposed by the Earthworks Management Plan to prevent contaminated runoff from entering the Tweed River.
General comments	'Glad to be invited – this is a first!' 'Excited about project. All looks good – environmentally sound.' 'Need more information but the concept itself seems to be good.' 'It appears to have very good process in environment friendly development. Native veg- space-sewerage-sediment control. We look forward to the details.' Standard of housing a concern.	No comments needed.

Attendance: **96 community members**

Feedback Forms: **43 + 2 received**

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